



## 1 Holly Pond Court , Yarm, TS15 9FU

AVAILABLE AROUND 28.10.2024 - SORRY NO PETS OR SMOKERS

Situated within a prestigious and highly sought-after development in Yarm, this beautifully presented FOUR BEDROOM detached home built by Taylor Wimpey boasts the popular "Downham" design, ideal for modern family living. The property is perfectly positioned to excellent schooling, a short walk to Yarm Railway Station, and within easy access of Yarm High Street offering a variety of cafes, restaurants, boutique shops and amenities.

To the front of the property, a large driveway offers off road parking, leading to an integral single garage, ideal for additional parking or storage space. Internally, the accommodation benefits from gas central heating and uPVC double glazing and offers a spacious hallway, cloaks/wc, lounge with bay window, modern kitchen/diner with integrated gas hob, electric oven, dishwasher, fridge and freezer and French doors leading out to the rear garden.

£1,500

# 1 Holly Pond Court

, Yarm, TS15 9FU



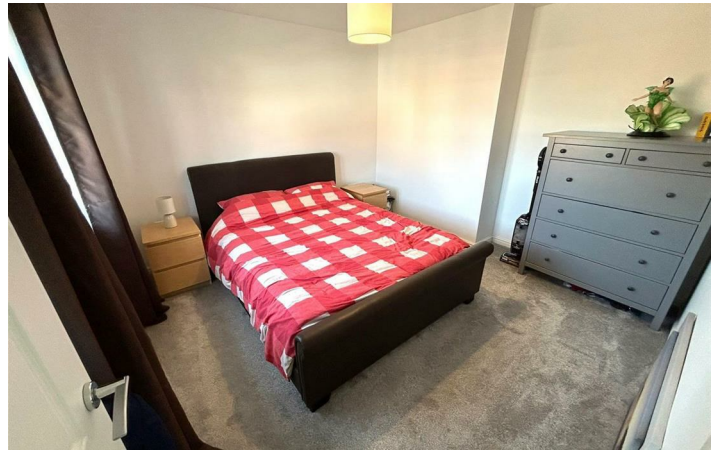
- DETACHED HOUSE
- 4 BEDROOMS
- TAYLOR WIMPEY BUILD - "THE DOWNHAM"
- GARAGE AND DRIVEWAY
- MASTER BEDROOM WITH ENSUITE
- POPULAR YARM LOCATION
- DOUBLE FRENCH DOORS OUT TO GARDEN
- GREAT TRANSPORT LINKS

HALLWAY	BEDROOM THREE
LOUNGE	12'05" x 11'04" (3.78m x 3.45m)
18'07" x 10'09" (5.66m x 3.28m)	BEDROOM FOUR
KITCHEN/DINING ROOM	8'11" x 8'09" (2.72m x 2.67m)
25'11" x 10'4" (7.90m x 3.15m)	BATHROOM
DOWNSTAIRS WC	8'08" x 6'12" (2.64m x 1.83m)
LANDING	GARAGE
BEDROOM ONE	
14'02" x 10'5" (4.32m x 3.18m)	
ENSUITE	
7'06" x 5'08" (2.29m x 1.73m)	
BEDROOM TWO	
11'07" x 10'05" (3.53m x 3.18m)	



Directions









Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

101 High Street, Yarm, TS15 9BB  
Tel: 01642 248248 Email: [yarm@gowlandwhite.co.uk](mailto:yarm@gowlandwhite.co.uk) <https://www.gowlandwhite.co.uk/>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC